



Memorandum

To: Planning and Zoning
Regarding: ZP 21-0536CA/CU
Date: 12/10/20
Project: 14 Strong Street

Dear Mary,

I have reviewed the letter from Alan Bjerke dated 12/02/20 in which his concerns were raised. I am providing revisions to our application that addresses these concerns, and have provided commentary below, presented in the order of his letter.

1. Site plan now depicts the two locations of the disputed property boundary. The one shown on Alan's driveway renewal application ZP20-0506CA references a plan from 1983 (ZP20-0914CA). I have also referenced the location of the property line that is represented on a recorded survey (see attached). The matter of the dispute involves the language that is written in the 1919 Deed Volume 72, page 421 which states that the western property line of 14 Strong Street is defined by the following, "SEVENTY-FIVE FEET MORE OR LESS, ON STRONG STREET, AND TWENTY TWO FEET FROM THE EAST WALL OF THE HOUSE ON STRONG STREET (#8)." I have represented both of these dimensions on the site plan accurately, by doing so I want to state clearly that these lines do not overlap and ambiguity currently exists. I have attached Harlow's Original recorded Plat / survey which references this Deed measurement of 22'. I have hired a licensed surveyor to confirm the validity of Harlow's survey and will be able to provide a letter of testimony on Jan. 5th, 2021.
 - a. I understand that discrepancies and disagreements to surveys are not issues that this board addresses. This plan accurately represents both property line locations in its site plan and the revised addition does not conflict with either location. Furthermore, a third location has been identified in a more recent deed 04/25/1983 that Bjerke, filed with his commentary 12/02/20 that states "The easterly portion of the lot is subject to a building encroachment to a depth of 3 feet more or less." The site plan presented does not conflict with this assertion of location either and provides a 2'-0" buffer from its description.
2. The revised plans do not include construction within any disputed property line location.
3. The trees between 8 and 14 Strong Street are not noted as being removed nor, is there any intention to do so as we also enjoy the privacy and bird-life these trees provide.

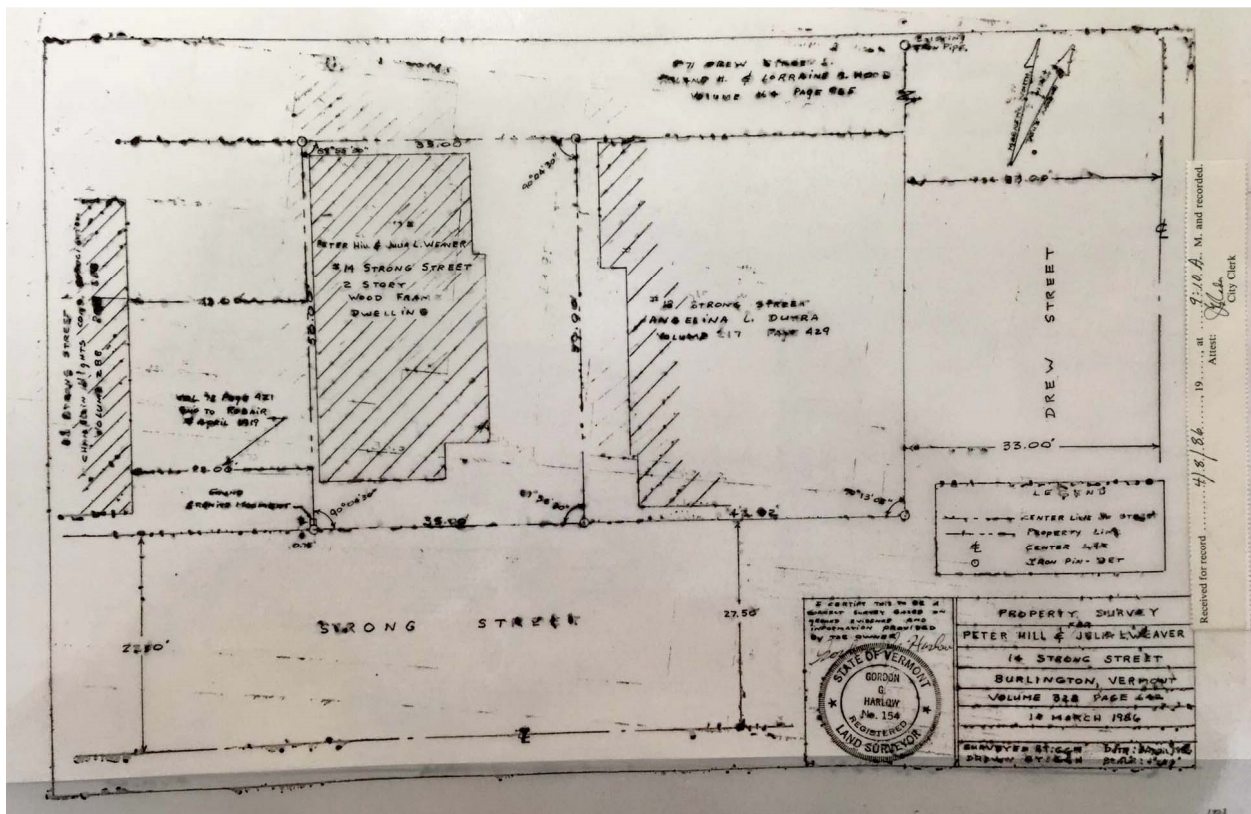
Furthermore, I have consulted with Devin Colman, a State of Vermont Architectural Historian, and he has provided me with historical evidence that shows that 14 Strong Street was built in 1926-27 and that 8 Strong Street was built prior to 1900. This house remains in the same location in which it was built prior to 1900. Bjerke has asserted in his previous ZP20-00506CA application that he believes that the measurement of 22' was taken from the rear portion of the building outline on a 1919 Sanborn Fire Insurance Map. Devin provided me with the following additional Sanborn maps and if closely analyzed alongside each other, one can see that the rear portion of the building took on many shapes over the years and has either an "A" or has an x over the box written in the rear location in various years, I have attached a key for the Sanborn maps below. "A" refers to garage, X is stable, or other type of outbuilding but is not the

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dwelling from which is described in the 1919 Deed Volume 72, page 421. #8 is consistently represented with a "D" for dwelling. Dotted lines on these maps also depict porches. Lastly, the foundation of the front portion of the home is the only one that existed as a basement when the new condominium was constructed and is further evidence of its permanence and location throughout the years. The rear portion has a crawl space beneath it and not a stone foundation based on recorded plat files found on file for the construction drawings of the condominium in 1983.

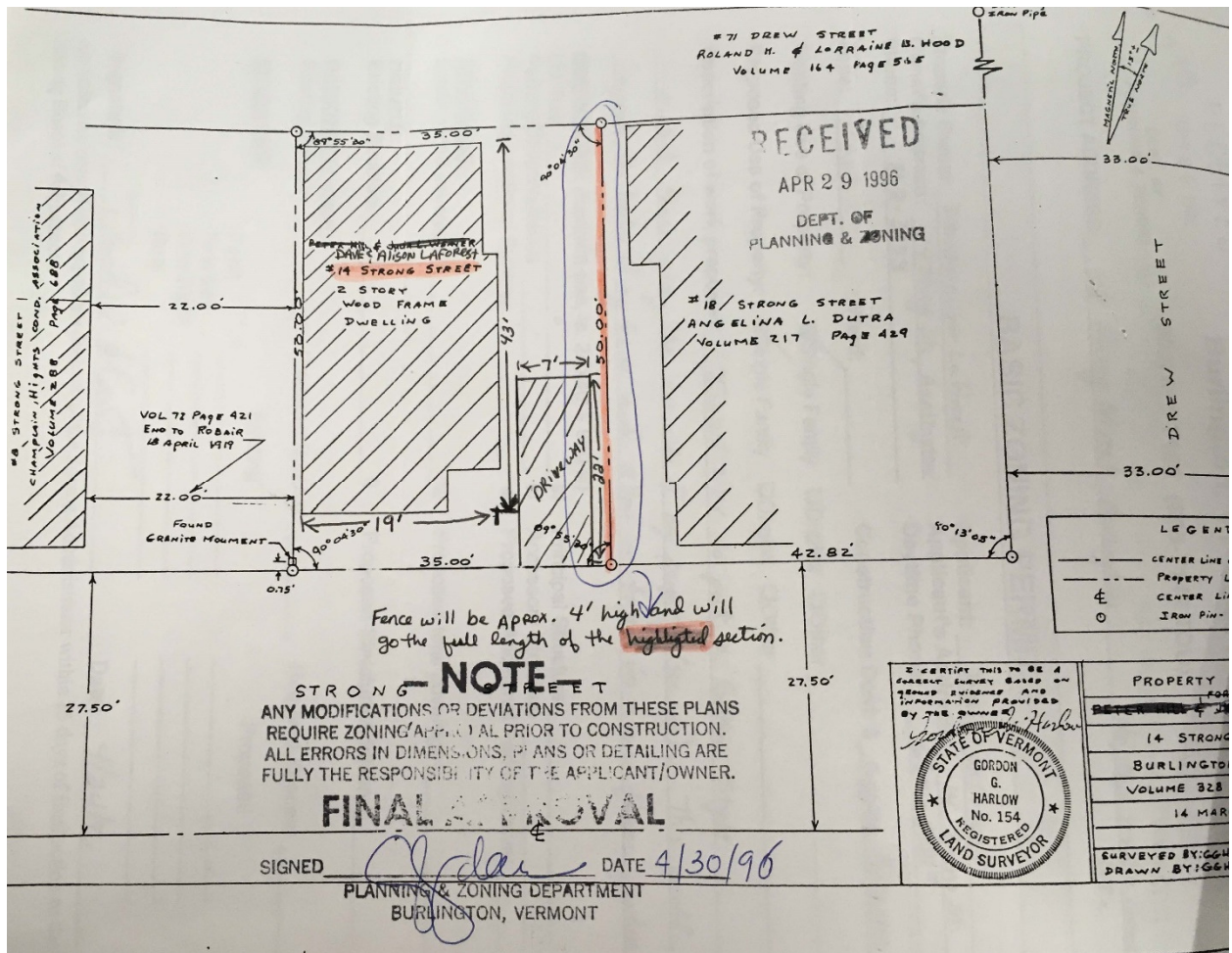
- According to Bjerke's assertion of the rear building being from which the 22' measurement was taken seems to be incorrect, given that the 1950 Sanborn Fire Insurance map depicts an almost identical outline to the 1919 map but with the inclusion of property line locations and 14 Strong Street dwellings. If the rear building was indeed where the measurement of 22' began, it would place the disputed property line on the eastern side of 14 Strong Street, most of the way through our house. See attached maps.

In summary, I hope that the information provided above and the additional images and maps below provide clarity to this complex property line and that this allows our project to move forward smoothly.



Recorded plat 4/5/1986 by Harlow

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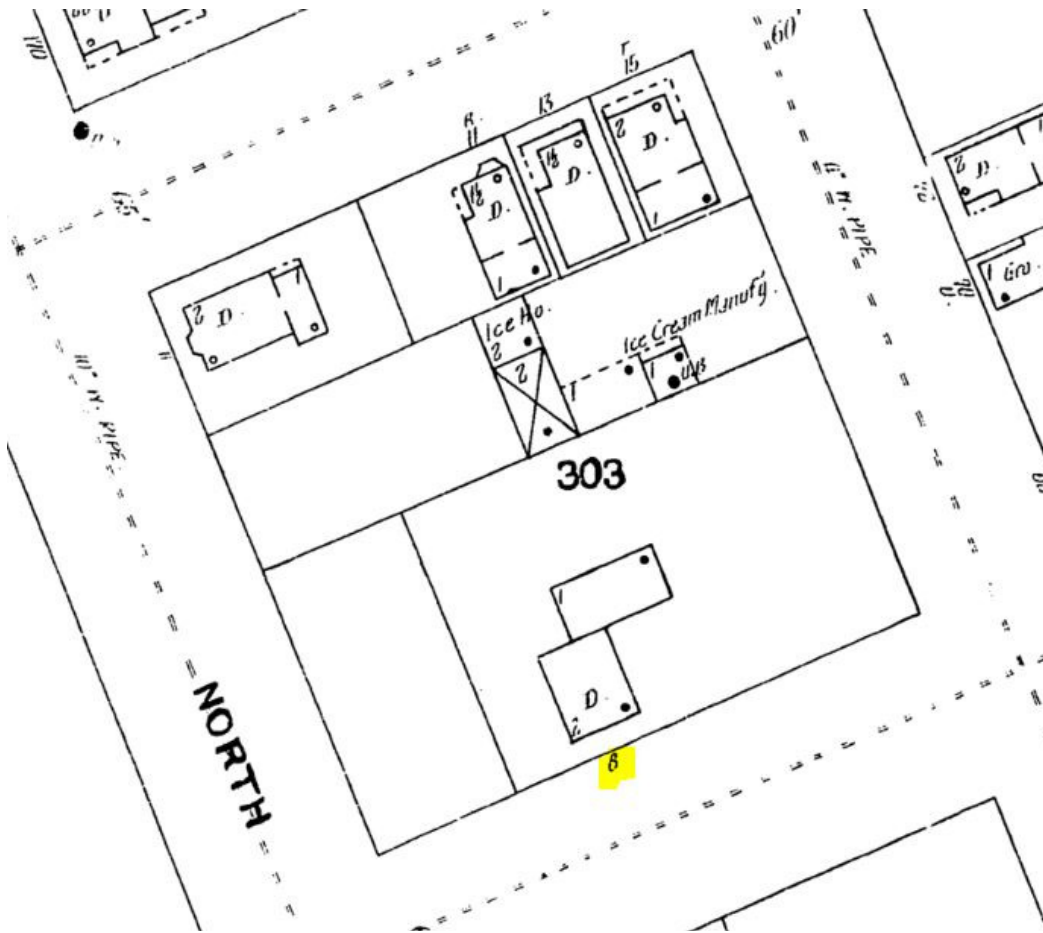
Site plan on file for 14 Strong – fence permit 4/30/1996

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January 1900 Sanborn map showing 8 Strong

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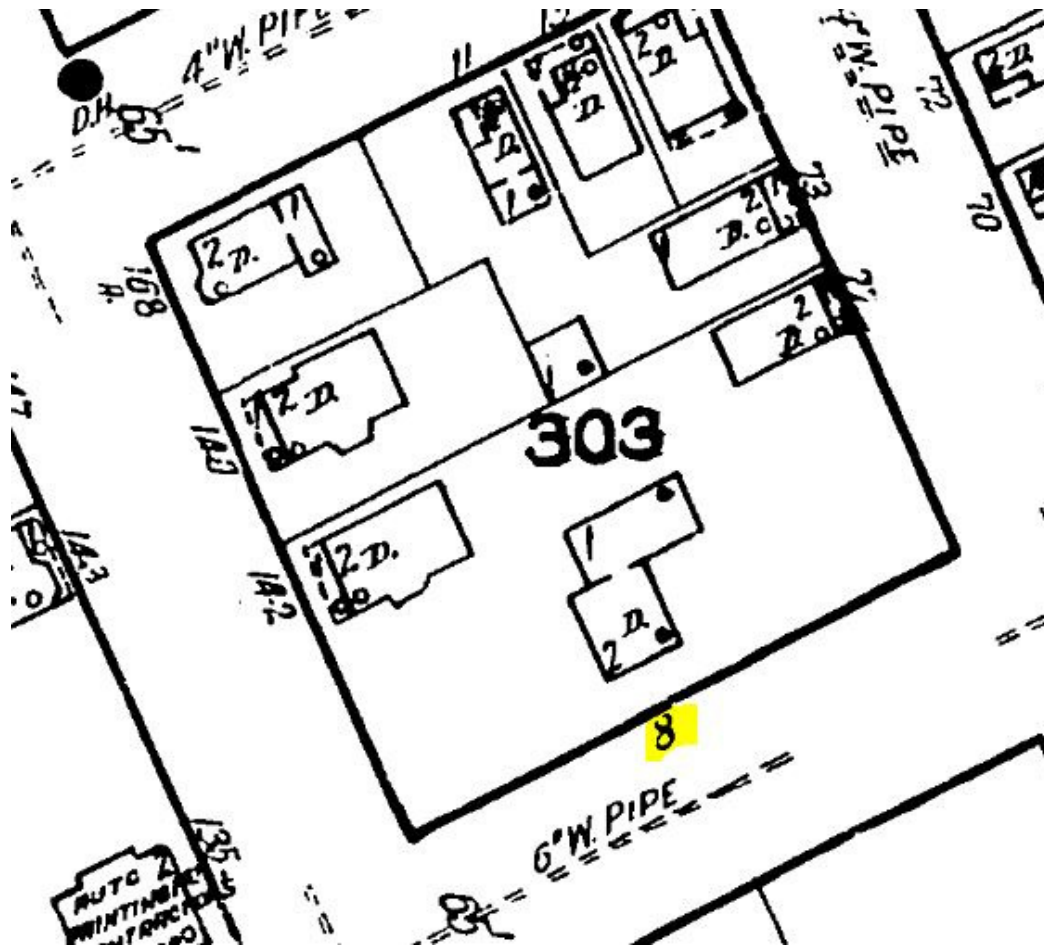


March 1906 Sanborn map showing 8 Strong



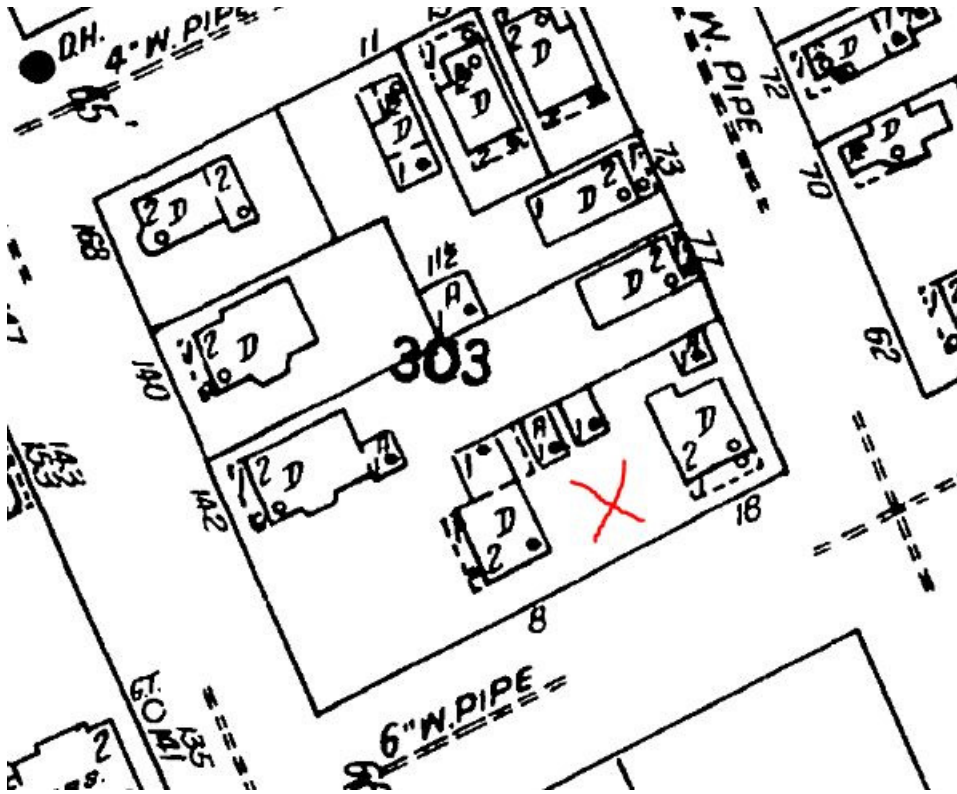
October 1912 Sanborn map showing 8 Strong

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May 1919 Sanborn map showing 8 Strong

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April 1926 Sanborn map showing 8 Strong. The red x shows where 14 Strong will be built. This shows a dotted portion at the rear portion. At 8 Strong Street with two garages to the East.

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KEY

	Fire proof construction. (OR FIRE RESISTIVE CONSTN)		MANSARD ROOF DOTS REPRESENT OPENINGS. STEMS INDICATE STORIES. COUNTING FROM LEFT TO RIGHT, LOOKING TOWARD BUILDING.		Window opening in first story.
	Adobe building.				Window openings in second and third stories.
	Stone building.				Windows with wired glass.
	Concrete, lime, cinder or cement brick				Window openings tenth to twenty-second stories.
	Hollow concrete or cement block constn				Width of street (BETWEEN BLOCK LINES, NOT CURB LINES.)
	Concrete or reinforced concrete constn				
	Tile building.				
	Brick building with frame cornice.				
	" " " stone front.				
	" " " frame side. (DIVIDED BY FRAME PARTITION)				
	Brick veneered building.				
	" and frame building.				
	Frame building, brick lined.				
	" " metal clad.				
	Frame building.				
	Iron building.				
	Tenant building occupied by various manufacturing or occupancies				
	Frame building covered with asbestos				
	Brick building with brick or metal cornice.				
	Fire wall 6 inches above roof.				
	" " 12 " " "				
	" " 18 " " "				
	" " 36 " " "				
	Figures 8, 12, 16 indicate thickness of wall in inches.				
	Wall without opening and size in inches.				
	Wall with openings on floors as designated.				
	Opening with single iron or tin clad door.				
	" " double iron " " " doors.				
	" " standard fire doors.				
	Openings with wired glass doors.				
	Drive or passage way.				
	Stable.				
	Auto, House or private garage.				
	Solid brick with interior walls of C.B. or C.B. and brick mixed.				
	Mixed construction of C.B. and brick with one wall of solid brick.				
	Mixed construction of C.B. and brick with one wall faced with 4" brick.				
	Mixed construction of C.B. and brick throughout.				
	Open elevator.				
	Frame enclosed elevator.				
	Concrete block enclosed elevator with traps.				
	Tile enclosed elevator with self closing traps.				
	Brick enclosed elev. with wired glass door.				
	Iron chimney				
	Brick chimney.				
	Ground elevation.				
	Vertical steam boiler.				
	Gasoline tank.				
	Open under.				
	Siamese fire dept. connection				
	Single fire dept. connection				
	Automatic fire alarm.				
	Independent electric plant.				
	Automatic sprinklers.				
	Automatic chemical sprinklers.				
	Automatic sprinklers in part of building only. (NOTE UNDER SYMBOL INDICATES PROTECTED PORTION OF BUILDING)				
	Not sprinklered.				
	Outside vertical pipe on fire escape.				
	Fire alarm box.				
	Single hydrant.				
	Double " "				
	Triple " "				
	Quadruple hydrant of the "High Pressure Fire Service"				
	Fire alarm box of the "High Pressure Fire Service"				
	Water pipes of the "High Pressure Fire Service"				
	Water pipes and size in inches.				
	Water pipes of private supply				
	House numbers shown nearest to buildings are official or actually up on buildings.				
	Old house numbers shown furthest from buildings.				

Sanborn Fire Insurance Map key interpretation.